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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN PRODDATUR MUNICIPALITY.

[Memo. No. 7859/H1/2009-1, Municipal Administration & Urban Development, 3rd August, 2009.]

The following draft variation to the Proddatur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 73, M.A. dated 17-02-1989, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in S.No. 426/A, situated at Gandhi Road, Proddatur to an extent of 719.81 Sq. Mtrs. the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Proddatur Town sanctioned in G.O.Ms.No. 73, M.A. dated 17-02-1989, is now proposed to be designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing C.No. 678/2009/A, which is available in Municipal Office, Proddatur Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158, M.A., dated 22-3-1996 to the Proddatur Municipality before issue of confirmation orders.

2. That the title and Urban Land Ceiling / Agricultural land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
9. The applicant shall handover the road affected portion in 40 feet wide Master Plan road to an extent of 81.74 Sq.Mtrs., free of cost to the Proddatur Municipality through a registered gift deed.
10. The applicant shall pay 14% open space charges to the Proddatur Municipality.
11. The applicant shall not take up any construction in the site under reference without prior approval from the competent authority.
12. Any other conditions as may be imposed by the competent authority

SCHEDULE OF BOUNDARIES :

North : Joint wall and house of V. Shiva Shankar (Residential use as per Master Plan).

East : Joint wall and house of M. Jaya Chandrudu (Residential use as per Master Plan).

South : 5.50 Mtrs., existing Koneti Kalara Stree (40 feet wide road as per Master Plan).

West : Existing 18.20 Mtrs. wide Gandhi Road (60 feet wide road as per Master Plan).

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM HEAVY INDUSTRIAL USE AND PUBLIC AND SEMI PUBLIC USE TO COMMERCIAL USE IN NIRMAL MUNICIPALITY.

[Memo. No. 8656/H1 /2008-3, Municipal Administration & Urban Development , 3rd August, 2009.]

The following draft variation to the Nirmal General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 44, M.A., dated 19-01-1990, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act-VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in Sy.Nos. 1317 and 1321 situated at Zohra Colony, Nirmal Municipality to an extent of 12,470 Sq.Yards, the boundaries of which are as shown in the schedule below, and which is earmarked for Heavy Industrial use and Public and Semi Public use in the General Town Planning Scheme (Master Plan) of Nirmal Town sanctioned in G.O.Ms.No. 44, M.A., dated 19-01-1990, is now proposed to be designated for Commercial use by variation of change of land use as marked "ABCDEF&G" as shown in the revised part proposed land use map GTP No.5/2009/W, which is available in Municipal Office, Nirmal Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission,
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
7. The applicant shall obtain prior approval from the from the competent authority for any development in the proposed site.
8. The applicant shall pay all required fee / charges and also 14% open space charges.
9. The applicant shall obtain prior Technical approval from the competent authority before allowing any development in the site under reference.
10. The applicant shall obtain NOC from the Government Organizations existing if any in the surrounding area of the site under reference.
11. Any other conditions as may be imposed by the competent autho

SCHEDULE OF BOUNDARIES :

North : Government Junior Colege.

East : Police Station (Rural) and quarters and Mandal Parishad Office.

South : 40 feet wide existing road. (Master Plan road).

West : 30 feet wide road.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.